

YOLANDE AVENUE REDEVELOPMENT AREA BLIGHT AND SUBSTANDARD DETERMINATION STUDY

EXECUTIVE SUMMARY

Purpose of Study/Conclusion

The purpose of this Study was to determine whether all or part of the designated **Yolande Avenue Redevelopment Area**, in Lincoln, Nebraska, qualified as a **blighted and substandard area**, within the definition set forth in the **Nebraska Community Development Law, Section 18-2103**.

The findings presented in this **Blight and Substandard Determination Study** are based on surveys and analysis conducted for the **Yolande Avenue Redevelopment Area**, referred to in this Study as the **Redevelopment Area**.

The **Yolande Avenue Redevelopment Area** contains an estimated 96.6 acres located, generally, between Cornhusker Highway and Salt Creek, from approximately North 14th Street at the west boundary, to approximately North 24th Street at the east boundary, City of Lincoln, Lancaster County, Nebraska. The **Redevelopment Area** is comprised predominantly of commercial and industrial land uses.

The **Yolande Avenue Redevelopment Area** boundary is generally described as follows: Beginning at the intersection of the north line of Cornhusker Highway (Highway 6) and the extended center-line of the Salt Creek, thence south along said extended line across the right-of-way of Cornhusker Highway and continuing south/southwesterly along the center-line of Salt Creek to its intersection with the north line of Lot 167 (also the north line of the former State Fair Park), thence west along said north line to its intersection with the extended east alley line of the half block at the east line of North 14th Street between Yolande Avenue and Cornhusker Highway, thence north along said east extended line to its intersection with the north line of Cornhusker Highway, thence northeasterly and east along said north line to its intersection with the extended center-line of Salt Creek, also known as the point of beginning.

Illustration 1 identifies the **Yolande Avenue Redevelopment Area** in context to the City of Lincoln.